071.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,299,700 / 1,299,700
					USE VALUE:	1,299,700 / 1,299,700
					ASSESSED:	1,299,700 / 1,299,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLARK NEIL M--ETAL
Owner 2:	STEVENSON NANCY P
Owner 3:	
Street 1:	79 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .328 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 3666 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14280.000	408,900		890,800	1,299,700
Total Card	0.328	408,900		890,800	1,299,700
Total Parcel	0.328	408,900		890,800	1,299,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.57 | /Parcel: 354.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45383
GIS Ref:
GIS Ref:
Insp Date: 04/10/09

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	408,900	0	14,280.	890,800	1,299,700		Year end	12/23/2021
2021	101	FV	397,000	0	14,280.	890,800	1,287,800		Year End Roll	12/10/2020
2020	101	FV	397,000	0	14,280.	890,800	1,287,800	1,287,800	Year End Roll	12/18/2019
2019	101	FV	315,800	0	14,280.	890,800	1,206,600	1,206,600	Year End Roll	1/3/2019
2018	101	FV	315,800	0	14,280.	763,600	1,079,400	1,079,400	Year End Roll	12/20/2017
2017	101	FV	315,800	0	14,280.	712,700	1,028,500	1,028,500	Year End Roll	1/3/2017
2016	101	FV	315,800	0	14,280.	610,800	926,600	926,600	Year End	1/4/2016
2015	101	FV	308,600	0	14,280.	547,200	855,800	855,800	Year End Roll	12/11/2014

!6056!

PRINT

Date	Time
12/30/21	03:14:20

LAST REV

Date	Time
10/26/20	10:11:08
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6056

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	986-182		7/1/1984		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	45383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2020	750	Heat App	8,954	C				
10/29/2019	1720	New Wind	3,849	C				
9/24/2015	1421	Solar Pa	30,118		9/21/2015			Install 20 solar p
9/9/2015	1297	Re-Roof	12,400		9/9/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
4/10/2009	Meas/Inspect	163	PATRIOT
11/9/1999	Mailer Sent		
10/13/1999	Measured	267	PATRIOT
3/4/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14280		Sq. Ft.	Site		0	70.	0.89	4			View	50					890,824						890,800	

Total AC/HA:	0.32782	Total SF/SM:	14280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	890,824	Spl Credit		Total:	890,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08316827
Const Adj.:	1.00749993
Adj $ / SQ:	141.868
Other Features:	134200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592661
Depreciation:	183725
Depreciated Total:	408936

COMMENTS

IN-LAW APT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

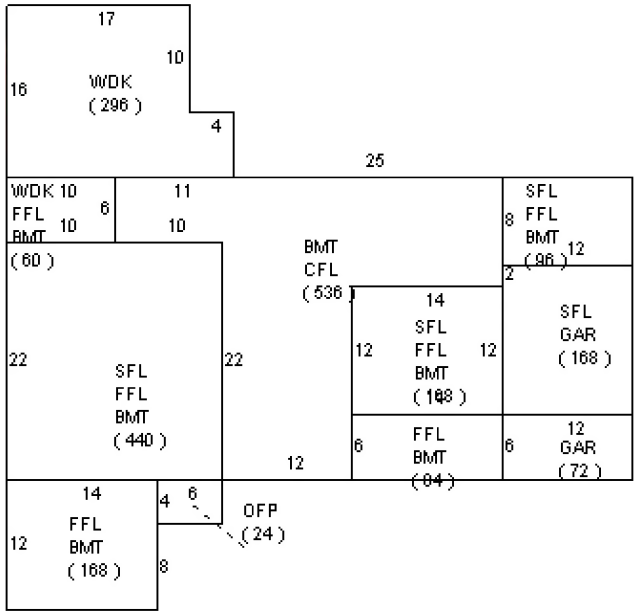
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.87
Special Features:	0	Val/Su Net:	88.97
Final Total:	408900	Val/Su SzAd	168.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,552	64.690	100,402
FFL	First Floor	1,016	141.870	144,138
SFL	Second Floor	872	141.870	123,709
CFL	Cathflr	536	148.960	79,843
WDK	Deck	356	8.880	3,160
GAR	Garage	240	25.610	6,146
OFP	Open Porch	24	44.330	1,064
	Net Sketched Area:	4,596	Total:	458,462
Size Ad	2424	Gross Area	4596	FinArea 3666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	